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Torrance, California
November 10, 1953

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chamber, City Hall, Torrance, California, on Tuesday, November 10, 1953, at 8:00 P.M., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Benstead, Blount, Drale, Spelman and Schwab. Also present were City Manager Stevens and City Attorney Hall.

Councilman Spelman led the salute to our Flag.

Rev. Miller of the Evangelical Church of North Torrance opened the meeting with an invocation.

Councilman Benstead moved the minutes of the Regular Meeting of October 27, 1953, and the Special Meeting of November 3, 1953, be approved as written. Motion, seconded by Councilman Spelman, carried unanimously.

Mayor Schwab announced this is the time and place for the opening of bids for a business coupe for the Water Department. City Clerk Bartlett opened and read the following bids:

Paul's Chevrolet Company	1953 Chev. Business Coupe	\$1495.00
Whittlesey Motors	1954 Plymouth Business Coupe	1637.30

Councilman Drale moved Paul's Chevrolet Company be awarded the bid and that all other bids be rejected. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Mayor Schwab announced the time had come for the Public Hearing on the Vacation of a portion of Newton Street.

City Clerk Bartlett said he received one protest to this Vacation from Mr. J. C. Freeland. It was explained to Mr. Freeland, by use of maps, that the very thing he was protesting would be taken care of by this Vacation. City Manager Stevens said the Planning Commission had approved this Vacation to avoid a five-point intersection at 101 Highway, to avoid going across the proposed school site and to give better engineering alignment.

Oral protests were called for. There being none, Councilman Spelman moved the Hearing be closed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Communication from the City Clerk stating that at a regular meeting of the City Council held October 13, 1953, the application of Charles Sherman for a license to operate a highway candy stand on Palos Verdes Parkway was denied, due to a protest which was afterwards found to be erroneous. City Clerk Bartlett recommended the action taken October 13, 1953, be rescinded, and that Mr. Sherman be granted a license to operate as above stated. Chief of Police Stroh also recommended the granting of this license.

Councilman Benstead moved to concur with the recommendation of City Clerk Bartlett. Motion, seconded by Councilman Drale, carried unanimously.

Mayor Schwab announced there were several people in the audience from North Torrance who wished to be heard, and requested the Council to hear them at this time.

Mr. Jack White, spokesman for the group from North Torrance, said at a recent meeting of the Civic Association in North Torrance they selected a committee to go into some of the problems in certain developments in their vicinity. The major discrepancy was in homes built by the Watt Development Company. They requested the Council to investigate this company's lack of attention to the building codes and to the City's Inspection Department. Mr. White said he had several charges of irregularities against this company and the information would be available to the Council.

Councilman Blount moved Mr. White and his committee give City Attorney Hall all the available information regarding these irregularities and requested City Attorney Hall to report at the next regular meeting of the Council. Motion, seconded by Councilman Drale, carried unanimously.

Request of Mrs. Viola Northern for refund on unused portion of business license No. 4243. City Clerk Bartlett recommended a refund of \$6.17 be granted.

Councilman Benstead moved the refund be granted. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Request of Torrance Food Center for refund on unused portion of business license No. 3652. City Clerk Bartlett recommended a refund of \$6.00 be granted.

Councilman Spelman moved the refund be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from the Regional Planning Commission of the County of Los Angeles transmitting a print showing proposed Amendment No. 256 to the Master Plan of Highways, and advising a public hearing will be held by the Regional Planning Commission on Friday, November 13, 1953, at 10:15 A.M.; also a communication from the Torrance Planning Commission stating at a meeting held November 4, 1953, the proposed Amendment No. 256 to the Master Plan of Highways was presented and approved.

Commander Mason said that some years ago he was responsible for having the name Hollywood-Palos Verdes Parkway changed to Palos Verdes Boulevard and wondered if the County could be advised of this change of name.

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving Amendment No. 256 to the Master Plan of Highways, and requested the County be asked to correct the street names. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Communication from the Community Methodist Church of WALTERIA commending the Recreation Department.

Councilman Blount moved the communication be forwarded to the Recreation Department. Motion, seconded by Councilman Spelman, carried unanimously.

Communication from D. R. Whitney, 509 Calle de Arboles, urging the Council to select the Police Chief from the local ranks.

Councilman Blount moved the communication be filed as a matter of record. Motion, seconded by Councilman Spelman, carried.

Communication from Milton Kauffman Construction Company regarding Tracts No. 19101 and 19102, and requesting the Council to execute the water agreement with the Dominguez Water Company so they may proceed with their subdivision.

Councilman Drale moved the Agreement for Joint Use be executed between the City of Torrance and the Dominguez Water Company for a ten-year period, allowing Dominguez Water Company to service approximately 362.19 acres and 95.46 acres located at 190th Street and Hawthorne Boulevard. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale and Schwab. NOES: COUNCILMEN: Blount and Spelman. ABSENT: COUNCILMEN: None.

Councilman Blount pointed out that by this action from 7500 to 10,000 residents of the City of Torrance are forced to pay higher water rates than they justifiably should. "You are making a ten-year contract with a utility to do something that we can do equally as well, and cheaper, and the income we would derive would pay off the bonds we voted just one year ago."

Mayor Schwab said the reason he voted as he did was that he did not believe in the first place that there would be 2500 homes there in the next two years. He thought the City had very little to lose and we have our hands full with the developments we now have.

City Clerk Bartlett stated he had a report from the County of Los Angeles Health Department on property owned by P. Mesplou at 16940 South Crenshaw Boulevard, in which they found that cattle are not being kept thirty-five feet from the houses east of his corral. Mr. Mesplou was so advised of this on October 26, 1953, but as yet no steps have been taken to remedy this situation.

City Manager Stevens said residents in this vicinity had protested about this some time ago and the County Health Department was asked to make the investigation. Mr. Stevens explained that the Mesplous do not conduct a dairy, but someone in the family is in the business of transporting livestock.

Councilman Drale moved this matter be turned over to the City Attorney for disposition. Motion, seconded by Councilman Benstead, carried unanimously.

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City Clerk Bartlett advised he had received a Summons in connection with a property damage complaint filed against the City by Monico L. Colonge, Pedro Colonge and Joe Tasis.

Councilman Blount moved this be referred to City Attorney Hall. Motion, seconded by Councilman Spelman, carried unanimously.

Councilman Benstead said there were several people in the audience who wanted to protest the leakage of chlorine gas.

Mrs. Nelma Lincoln stated she resides at 1823 Border Avenue, which is in the Light Manufacturing Zone and across the street from the John Wiley Jones Chemical factory. Mrs. Lincoln explained that every once in a while there is an accident at this factory, and chlorine gas escapes, which affects the throats and noses of all residents in the area, as far over as Cabrillo Avenue; the last bad attack being November 4, at which time the Fire Department ordered the residents in the area to leave their premises because of the strong chlorine odors. Mrs. Lincoln also said both she and her husband had to go to a doctor because of throat, nose and upper lungs being burned by this chlorine gas. She asked the Council what protection they could get; they can't stay there and put up with this and they can't sell their property because of this factory being there.

Councilman Benstead said he had inspected this area, and the vegetation was literally burned by this chlorine gas, which is a very deadly gas, and that he thought this was a very hazardous condition.

City Manager Stevens informed the Council he had reports from the Fire Department, the Plumbing Inspector and the Land Use Investigator. He said the Fire Department had been called down there several times; however, the attack of November 4th was the worst case of leakage they have had, which was the day the residents were ordered to leave their premises. He also said he had a report from the Plumbing Inspector in which he reported he found some very serious cross connections in the water lines from which there is a possibility of contaminating the entire water system of the City of Torrance. City Manager Stevens advised that negligence or the possibility of corrosion could cause this leakage of chlorine gas.

Councilman Benstead said he did not think there was room enough in the City of Torrance for a plant of this kind. Councilman Spelman suggested the doors of the plant be locked and asked City Attorney Hall if this could be done.

City Attorney Hall replied he did not think it could be done over night. He thought the plant management should be called in tomorrow and advised to correct these complaints; the tanks could be sealed off. They do not manufacture the chlorine gas in the plant; it is brought in in tank cars and stored.

Mrs. Ardath Klein advised she was formerly office manager for this plant, but as of yesterday she is an ex-employee; that her husband was formerly plant manager and that he had just been discharged from the Palm Springs Hospital where he had been confined as a result of the gas affecting his lungs. She stated they have worked in this plant and have resided nearby but are leaving. She reported that many times during the night this gas had escaped, not due to negligence but due to the nature of the gas; that this gas is deadly and nothing to be taken lightly.

Councilman Blount moved the management of this company be informed that as of 8:00 A.M. tomorrow their business license is revoked and the City Attorney be instructed to enter all actions that he finds possible within scope, both legal and civil, to have this plant cease and desist their operations permanently. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

At 9:10 P.M. Mayor Schwab declared a ten-minute recess. The meeting reconvened at 9:20 P.M.

Recommendations of City Manager Stevens:

PERSONNEL:

1. That the following employees be appointed to serve their probationary period on the dates, in the classifications and salary steps indicated:

<u>Name</u>	<u>Department</u>	<u>Position</u>	<u>Salary Step</u>	<u>Date</u>
Donald E. Phoenix	Street	Laborer	First	October 22
John M. Arenas	Street	Truck Driver	Second	November 1
Elton R. Russell	Street	Truck Driver	First	November 1
James L. Dunmyer	Street	Truck Driver	First	November 1
Lawrence A. Hickcox	Street	Truck Driver	First	November 1
Robert E. Ward	Fire	Fireman	First	November 1
Samuel R. Dial	Fire	Engineer	Second	November 1
Richard F. Thompson	Police	Officer	First	November 1
William R. Crow	Police	Officer	First	November 1

- Roy A. Roche, Bus Operator, re-employed on a temporary basis, October 22, 1953, in the first salary step.

Councilman Spelman moved to concur with the recommendations of City Manager Stevens, items one and two, under Personnel. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

APPROPRIATIONS:

- For the purchase of a Homelite Portable Pump for the Street Department, the sum of \$364.62.
- To Barclay Surveying Company for engineering services during the month of October, 1953, the sum of \$796.50.
- For the purchase of four B-48711 back-type demand oxygen masks for the Fire Department, the sum of \$883.74. (A Budget Item)
- That Torrance Municipal Water District No. 3 be authorized to pay its proportionate share of the cost of carrying on the experimental work to protect the West Basin Water resources, the sum not to exceed \$892.75.

Councilman Drale moved to concur with the recommendations of City Manager Stevens, items one, two, three and four under Appropriations. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

MISCELLANEOUS:

- That all requests of the Fire Department for fire hydrants to be installed by the Torrance Municipal Water Department be subject to the approval of the Council, after cost estimates have been prepared by the Water Department.

Councilman Spelman moved to concur with the recommendation of City Manager Stevens, item one, under Miscellaneous. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from Assistant to City Engineer Patrick submitting petitions signed by sixty property owners, out of a possible 136 (which represents 44% of the people in these tracts) for the vacationing and closing of a walkway through Tracts 14202, 14579 and 16962, being the tracts located along 178th Street, 179th Street and 180th Street between Hawthorne Boulevard and Casimir Avenue.

Councilman Benstead moved this be referred to the Planning Commission for their recommendation. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Transmittal Form for Planning Commission CASE NO. 277, petition of Nickolas B. Kalinin, 2013 West 174th Street, to erect a building adjacent to existing dwelling for the purpose of selling chickens raised on premises, recommending approval, providing the architectural plan conforms to the existing dwelling and that the addition is no closer to the front property line than that of the existing dwelling,

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and conditioned upon the ability of the applicant to proceed with the improvement or work within a period of one hundred and eighty days.

Councilman Benstead moved to concur with the recommendation of the Planning Commission for approval of CASE NO. 277, subject to the conditions stated. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Transmittal Form for Planning Commission CASE NO. 279, petition of J. R. Klink, 2323 Cabrillo Avenue, to construct addition to the existing market building, recommending approval, providing the applicant is able to proceed with the improvement or work within a period of one hundred and eighty days.

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving CASE NO. 279, subject to the condition stated. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Transmittal Form for Planning Commission CASE NO. 280, petition of Estelle E. Wheaton, 4328 Redondo Beach Boulevard, to establish and operate a bungalow court, recommending approval, providing (a) that a maximum of ten units be erected; (b) that a 6' steel chain-link fence be installed along the edge of the flood control channel; (c) providing the applicant is able to proceed with the improvement or work within a period of one hundred and eighty days.

Councilman Spelman moved to concur with the recommendation of the Planning Commission in approving CASE NO. 280, subject to the special conditions. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Transmittal Form for Planning Commission CASE NO. 284, petition of the Apex Petroleum Corporation, Ltd., to erect and maintain an oil well, together with necessary appurtenances, on the west side of Western Avenue between Lincoln Avenue and 228th Street, recommending disapproval.

City Clerk Bartlett read a communication from the Apex Petroleum Corporation advising the Council of the improvements and plans for future development on this property.

Mr. J. J. Hanafer, representing the Apex Petroleum Corporation, explained that the people protesting this Variance were sold this property cheaper because they do not own the mineral rights and at the time they bought the property they agreed not to protest the drilling of a well. Councilman Blount inquired if he had any proof these people agreed not to protest the drilling of a well. Mr. Hanafer replied he did not know.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in denying the Variance requested in CASE NO. 284. Motion, seconded by Councilman Blount, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount and Drale. NOES: COUNCILMEN: Spelman and Schwab. ABSENT: COUNCILMEN: None.

City Clerk Bartlett read title to:

RESOLUTION NO. 2461

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR
AND CITY CLERK TO EXECUTE THAT CERTAIN INSTALL-
ATION AND MAINTENANCE AGREEMENT BETWEEN THE CITY
OF TORRANCE AND THE COUNTY OF LOS ANGELES.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale moved for the adoption of Resolution No. 2461. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

RESOLUTION NO. 2462

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN REAL PROPERTY FOR THE CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF CERTAIN PUBLIC IMPROVEMENTS, TO WIT: THE CONSTRUCTION OF A NEW CITY HALL AND CERTAIN BUILDINGS AND STRUCTURES IN CONNECTION THEREWITH; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2462. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2463

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING DEED FROM COUNTY OF LOS ANGELES COVERING CERTAIN TAX-DEEDED PROPERTIES IN SAID CITY OF TORRANCE AND AUTHORIZING RECORDING OF SAME.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Spelman moved for the adoption of Resolution No. 2463. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2464

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING RENEWAL OF AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR ALLOCATION OF RECREATION FUNDS.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2464. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCE NO. 662

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 658.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 662 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 663

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF NEWTON STREET.

Councilman Spelman moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Spelman moved for the adoption of Ordinance No. 663 at its first reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORDINANCE NO. 664

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Drale moved for the adoption of Ordinance No. 664 at its first and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

Councilman Blount requested he be invited to attend the next Traffic Commission meeting. Chief of Police Stroh advised him the meeting would be held at 10:00 A.M., Wednesday, November 18.

Councilman Spelman requested City Manager Stevens to find out what was being done by the State regarding the channelization of Highway 101. City Manager Stevens said he would check this again, but he believed bids were now out for this work.

Mr. John Crane, a new resident of North Torrance, stated he had several complaints to register, and he hoped the Council would take action to correct these conditions. One of the complaints was in regard to reports he had heard that police patrol cars are hiding and not staying out in the street, particularly near the American Radiator & Standard Sanitary Corporation. Another complaint was the assessment of a \$5.00 meter deposit made by the Water Company on new home owners, which he believed unjust and in violation of the Public Utilities Act. The third complaint he had was regarding the Health Department. Mr. Crane said he has called three times and asked that the property next to his be inspected for condemnation and he has not as yet received a report from them.

Councilman Drale advised Mr. Crane the County takes care of the health conditions in the city. They represent the City by contract.

Councilman Benstead requested the matter of this \$5.00 meter deposit be taken up at the next Agenda meeting, and asked City Manager Stevens to contact the proper health authorities to see that Mr. Crane gets action on the inspection he has requested.

Councilman Spelman moved all bills properly audited be paid. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

At 9:50 P.M., Councilman Benstead moved to adjourn. Motion, seconded by Councilman Blount, carried unanimously.


CITY CLERK OF THE CITY OF TORRANCE

APPROVED:


MAYOR OF THE CITY OF TORRANCE